

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 S/S Schilling Road, 250 ft.
 W of c/l of Pepper Road * ZONING COMMISSIONER
 101 Schilling Road
 8th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District
 Legal Owner: Westinghouse * Case No. 96-350-A
 Electric Corporation
 Contract Purchaser: Mass *
 Transit Administration
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 101 Schilling Road in Hunt Valley. The Petition is filed by Westinghouse Electric Corporation, property owner, and Mass Transit Administration, Contract Purchaser. Variance relief is requested to modify the setback requirements contained in Section 255.1 of the Baltimore County Zoning Regulations (BCZR) as they relate to M.L. zones and Section 238.1 or 238.2 of the BCZR, as they relate to B.R. zones. Specific setback variances are requested to allow a side setback of 0 ft. in lieu of the required 30 ft.; a rear setback of 18 ft. in lieu of the required 30 ft.; a front setback of 0 ft. in lieu of the required 25 ft.; and, a setback of 40 ft. from the center of Schilling Road in lieu of the required 50 ft. The subject property and requested relief are more particularly shown on the site plan, a copy of which was submitted with the Petition. That site plan is also shown on Petitioner's Exhibit No. 2D.

Appearing at the requisite public hearing held for this case was Charles R. Landis, Senior Real Estate Officer with the Mass Transit Administration. Also appearing from that agency was John Coard, Construction Manager. The Petitioner was represented by Jack R. Sturgill, Jr., Esquire. There were no Protestants or other interested persons present.

The instant case comes before the Zoning Commissioner following a

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

series of similar cases considered last year. As part of its expansion of the light rail system, the MTA is acquiring and developing small parcels of land in order to construct train stations. Presently, the light rail system terminates at the Timonium Park and Ride Station on Aylesbury Road near Padonia Road. The system, which is 22 miles in length at the present time, is to be expanded by an additional five miles. A portion of the extension will be northward, from Timonium to Hunt Valley. Five new stations are proposed along the expansion.

Last year, the Petitioner filed a series of cases relating to the properties being acquired for use as stations. The subject Petition is for a new property which was not subject to a prior case, located at 101 Schilling Road.

As is the case with all light rail stops, the Petitioner proposes constructing a high block structure as shown on the site plan and on Petitioner's Exhibits 2A and 2B. These high block structures are built adjacent to the light rail tracks and are ramped so as to provide access for the disabled. In this regard, Mr. Coard indicated that the stations need be in compliance Americans with Disabilities Act, which requires handicapped accessibility. The high block stations are approximately 30 ft. long and 14 ft. wide. They are generic in nature, that is, the similar structures are in place at all existing MTA stops.

Variance relief is required in the instant case in order to construct the high block structure.

As shown on the site plan, the structures are being located to fit in to the small strip of property being acquired by the MTA from the Westinghouse Electric Corporation. Westinghouse, a tenant in the Hunt Valley Industrial Park, owns the subject property and has contracted to sell a small strip to the MTA so that the line may be extended.

ORDER RECEIVED FOR FILING

Date

By

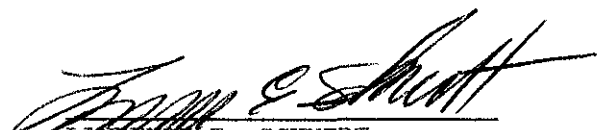
5/2/96
M. J. Gorkh

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the relief requested. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the BCZR) and and the case law. Sufficient evidence and testimony has been produced to support a finding that the subject property is unique and that the Petitioner would suffer practical difficulty and/or unreasonable hardship if variance relief were not granted. Moreover, a grant of the variance, as requested, will not detrimentally affect surrounding properties.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of May, 1996 that a variance from Section 255.1 of the Baltimore County Zoning Regulations (BCZR), as they relate to M.L. zones and Section 238.1 or 238.2 of the BCZR, as they relate to B.R. zones, to allow a side setback of 0 ft. in lieu of the required 30 ft.; a rear setback of 18 ft., in lieu of the required 30 ft.; a front setback of 0 ft. in lieu of the required 25 ft.; and, a setback of 40 ft. from the center of Schilling Road, in lieu of the required 50 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 6, 1996

Jack R. Sturgill, Jr., Esquire
606 Baltimore Avenue
Suite 207
Towson, Maryland 21204

RE: Case No. 96-350-A
Petition for Zoning Variance
Westinghouse Electric Corp., Legal Owner
Mass Transit Administration, Contract Purchaser

Dear Mr. Sturgill:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

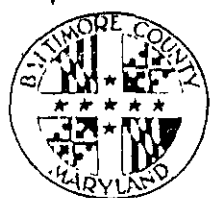
Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.
c:

MICROFILMED



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 101 Schilling Road
96-350-A which is presently zoned ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

ML Setbacks-Section 255.1
BR Section 238.1 or .2
SEE ATTACHED SHEET

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

the anticipated

Highblocks are required for the handi-capped. It is impossible to meet the required setback within MTA Right-of-Way. Mobility impaired persons would experience hardship in boarding CLRL without highblock.

*Currently, Westinghouse and the MTA are negotiating for the granting by Westinghouse to the MTA of a Right-of-Way which is the subject of this Petition.
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Provided the MTA agrees to bear the expense of above variance advertising, posting, etc.

Contract Purchaser/Lessee: Mass Transit Administration

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s) Westinghouse Electric Corp.

John A. Agro, Jr. Administrator
(Type or Print Name)

(Type or Print Name)

Frank J. Quillott
Director Capital Resources

6 St. Paul Street
Address

(Type or Print Name)

Baltimore MD 21202
State Zipcode

Signature

Attorney for Petitioner

Jack Sturgill, Jr.
(Type or Print Name)

(410) 765-8300
Address Phone No

P.O. Box 17319
Baltimore, MD 21203
City State Zipcode
Name, Address and phone number or representative to be contacted

606 BALTIMORE AVENUE
SUITE 207
TOWSON, MARYLAND 21204
(410) 296-6485

Christopher J. Goudreau
Name

P.O. Box 17319, Baltimore, MD 21203
Address Phone No

OFFICE USE ONLY (410) 765-9120

ESTIMATED LENGTH OF HEARING 2 hr.
unavailable for Hearing
the following dates 4-18-86 16-17-22-86
Next Two Months

ALL OTHER
REVIEWED BY: MSK DATE 3/11/96



96-350-A
ADDENDUM OF PETITION FOR VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
TO THE PROPERTY LOCATED AT 101 SCHILLING ROAD

To permit setback variances as follows:

1. A side setback of 0 in lieu of the required 30 feet.
2. A rear setback of 18 feet in lieu of the required 30 feet.
3. A front yard setback of 0 in lieu of the required 25 feet.
4. A setback of 40 feet from the center of Schilling Road in lieu of the required 50 feet.

MICROFILMED

#343

WHITNEY BAILEY

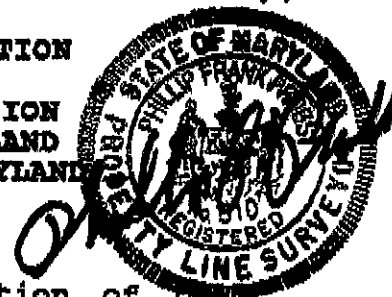


COX MAGNANI

96-350-A

9-15-95

**DESCRIPTION OF AREA SUBJECT TO VARIANCE PETITION
SCHILLING ROAD RAIL PASSENGER STATION
CENTRAL LIGHT RAIL LINE - HUNT VALLEY EXTENSION
MASS TRANSIT ADMINISTRATION - STATE OF MARYLAND
8th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND**



COMMENCING from the point formed by the intersection of the centerline of Schilling Road (70 feet wide) with the centerline of Pepper Road (50 feet wide) and running westerly at or near the centerline of Shawan Road,

(1) South 85 degrees 12 minutes 36 seconds West, 207.13 feet

thence at right angles thereto

(2) South 04 degrees 47 minutes 24 seconds East, 47.70 feet

to the true place of beginning

THENCE LEAVING SAID PLACE OF BEGINNING to describe a parcel subject to petition for variance from minimum setbacks as defined for a ML-1M zone in the Zoning Regulations of Baltimore County, Maryland and not to be used for conveyancing, running through the proposed property of the Mass Transit Administration, referring all courses and distances of this description to the meridian of the Maryland State Plane Coordinate System (NAD '83),

(1) South 04 degrees 48 minutes 02 seconds East, 21.25 feet

thence running with and binding on the outlines of the proposed property of the Mass Transit Administration the following three (3) courses and distances, viz:

(2) South 85 degrees 11 minutes 58 seconds West, 366.91 feet

(3) South 04 degrees 30 minutes 22 seconds East, 3.50 feet

(4) South 85 degrees 11 minutes 58 seconds West, 21.07 feet

thence running again through the proposed lands of the Mass Transit Administration

(5) North 04 degrees 48 minutes 02 seconds West, 27.25 feet

thence running with and binding on the outlines of the proposed property of the Mass Transit Administration the following four (4) courses and distances, viz:

(6) North 85 degrees 11 minutes 58 seconds East, 25.00 feet

(7) North 04 degrees 48 minutes 02 seconds West, 3.00 feet

MICROFILMED

WHITNEY BAILEY



COX

MAGNANI

96-350-A

(8) North 85 degrees 11 minutes 58 seconds East, 35.50 feet

(9) North 04 degrees 48 minutes 02 seconds West, 7.26 feet to intersect the southerly right-of-way line of Schilling Road (70 feet wide)

thence running with and binding on said right-of-way line and on the outlines of the proposed property of the Mass Transit Administration

(10) North 85 degrees 12 minutes 36 seconds East, 8.00 feet

thence leaving said right-of-way line and continuing to bind on the outlines of the proposed property of the Mass Transit Administration the following seven (7) courses and distances, viz:

(11) South 04 degrees 48 minutes 02 seconds East, 7.26 feet

(12) North 85 degrees 11 minutes 58 seconds East, 78.00 feet

(13) North 04 degrees 48 minutes 02 seconds West, 4.00 feet

(14) North 85 degrees 11 minutes 58 seconds East, 83.00 feet

(15) South 04 degrees 48 minutes 02 seconds East, 4.00 feet

(16) North 85 degrees 11 minutes 58 seconds East, 91.00 feet

(17) North 04 degrees 48 minutes 02 seconds West, 7.21 feet to intersect the southerly right-of-way line of Schilling Road (70 feet wide)

thence running with and binding on said right-of-way line and on the outlines of the proposed property of the Mass Transit Administration

(18) North 85 degrees 12 minutes 36 seconds East, 8.00 feet

thence leaving said right-of-way line and continuing to bind on the outlines of the proposed property of the Mass Transit Administration the following four (4) courses and distances, viz:

(19) South 04 degrees 48 minutes 02 seconds East, 7.21 feet

(20) North 85 degrees 11 minutes 58 seconds East, 34.50 feet

(21) South 04 degrees 48 minutes 02 seconds East, 5.50 feet

(22) North 85 degrees 11 minutes 58 seconds East, 25.00 feet

to the point of beginning.

CONTAINING an area of 10,688 square feet, more or less.

94223030.515

MICROFILMED

Post by: 4-13-96

CASE NUMBER: 96-350-A (Item 343)

101 Schilling Road
S/S Schilling Road, 250' W of c/l Pepper Road
8th Election District - 3rd Councilmanic
Legal Owner: Westinghouse Electric Corporation
Contract Purchaser: Mass Transit Administration

Variance to permit a side setback of zero in lieu of the required 30 feet, a rear setback of 18 feet in lieu of the required 30 feet, a front yard setback of zero in lieu of the required 25 feet, and a setback of 40 feet from the center of Schilling Road in lieu of the required 50 feet.

HEARING: MONDAY, APRIL 29, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th

Posted for: _____ Date of Posting 4/14/96

Petitioner: _____

Location of property: 101 Schilling Rd

Location of Sign: _____

Remarks: _____

Posted by [Signature] _____ Date of return: _____

Number of Signs: 1



APPROVED

NOTICE OF HEARINGS

The Zoning Commission of Baltimore County, Maryland, of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue, 4th Floor, Towson, Maryland 21204 or Room 118, 066 Courthouse, 400 Westinghouse Avenue, Towson, Maryland 21204 as follows:

Case #95-350-A

(Item 349)

101 Sealing Road,
SS Sealing Road, 250' W of
ed Paper Road
8th Beach District
3rd Courthouse
Legal Owner(s):
Westinghouse Electric Corporation

Contact Purchaser:

Mass Parcel Administration
Variance to permit a side setback of zero in lieu of the required 30 feet, a rear setback of 18 feet in lieu of the required 30 feet, a side and setback of zero in lieu of the required 25 feet, and a setback of 40 feet in lieu of the required 40 feet.

Hearing Room: 118,
196 Courthouse, 400
066 Courthouse

LAWRENCE S. SMITH
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations.
Please Call 867-3333.

(2) For information concerning
the file and/or Hearing,
Please Call 867-3333.

3/3/95 March 28 2:46/76

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/28, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/28, 1996.

THE JEFFERSONIAN,

A. H. Williams
LEGAL AD. - TOWSON

MICROFILM

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 690957

96-350-A

DATE 3/11/96 ACCOUNT 01-C15

By 775K
343

AMOUNT \$ 285.00

RECEIVED FROM: James T. 71514 Adams - 101 Schilling Rd

020 - Common Vaccine - \$ 250.00
010 - 1 sign - \$ 35.00
\$ 285.00

FOR: _____

MICROFILMED

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 343 Petitioner: Mass Transit Administration

Location: 101 Schilling Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jack Sturgill, Jr.

ADDRESS: 606 Baltimore Avenue, Suite 207

Towson, MD 21204

PHONE NUMBER: 296-6485

TO: PUTUXENT PUBLISHING COMPANY
March 28, 1996 Issue - Jeffersonian

Please forward billing to:

Jack Sturgill, Jr., Esq.
606 Baltimore Avenue, Suite 207
Towson, MD 21204
296-6485

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-350-A (Item 343)
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S/S Schilling Road, 250' W of c/l Pepper Road
8th Election District - 3rd Councilmanic
Legal Owner: Westinghouse Electric Corporation
Contract Purchaser: Mass Transit Administration

Variance to permit a side setback of zero in lieu of the required 30 feet, a rear setback of 18 feet in lieu of the required 30 feet, a front yard setback of zero in lieu of the required 25 feet, and a setback of 40 feet from the center of Schilling Road in lieu of the required 50 feet.

HEARING: MONDAY, APRIL 29, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-350-A (Item 343)
101 Schilling Road
S/S Schilling Road, 250' W of c/l Pepper Road
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Variance to permit a side setback of zero in lieu of the required 30 feet, a rear setback of 18 feet in lieu of the required 30 feet, a front yard setback of zero in lieu of the required 25 feet, and a setback of 40 feet from the center of Schilling Road in lieu of the required 50 feet.

HEARING: MONDAY, APRIL 29, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

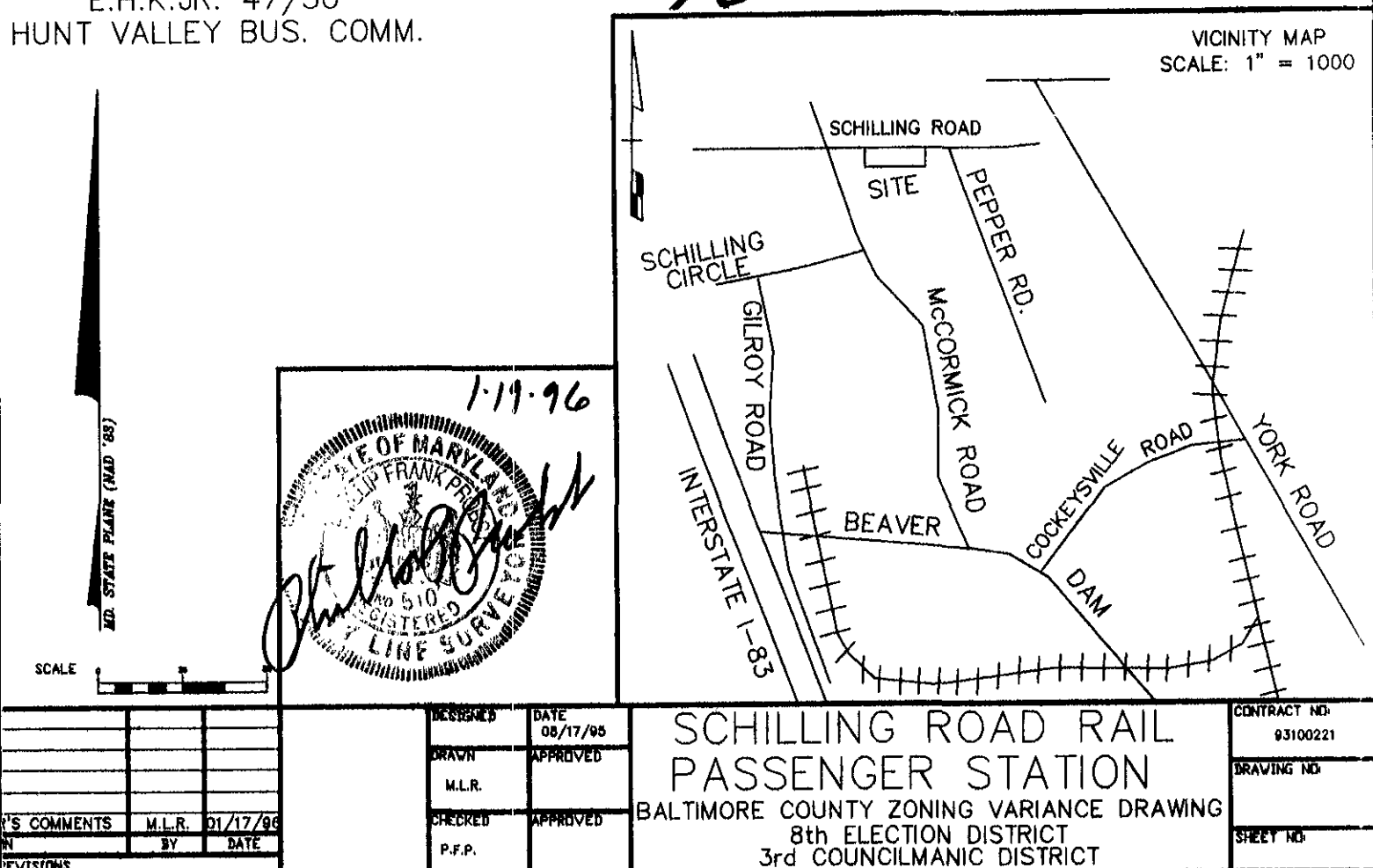
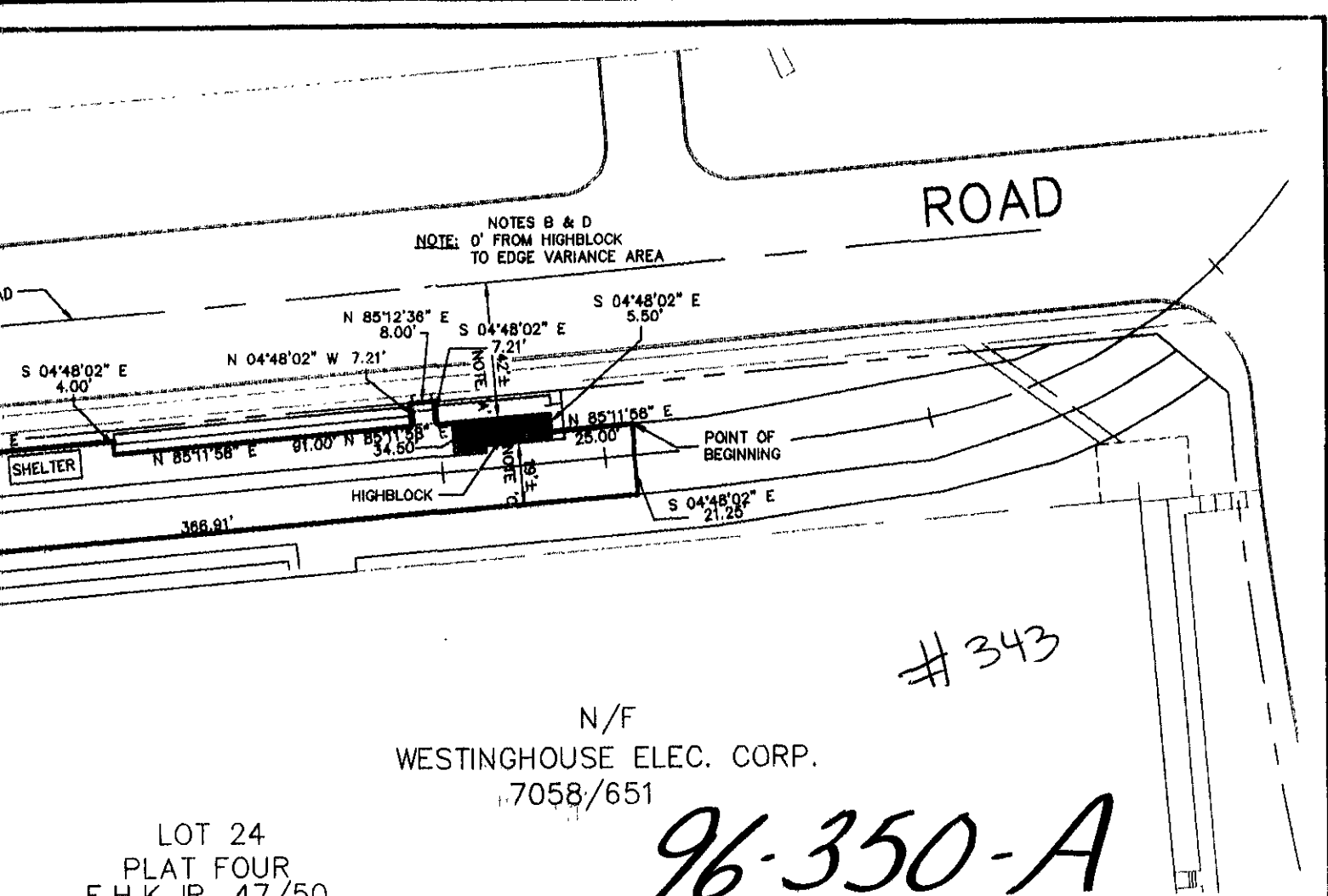
Arnold Jablon
Director

cc: Westinghouse Electric Corporation/Christopher J. Goudreau
John A. Agro, Jr./Mass Transit Administration
Jack Sturgill, Jr., Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





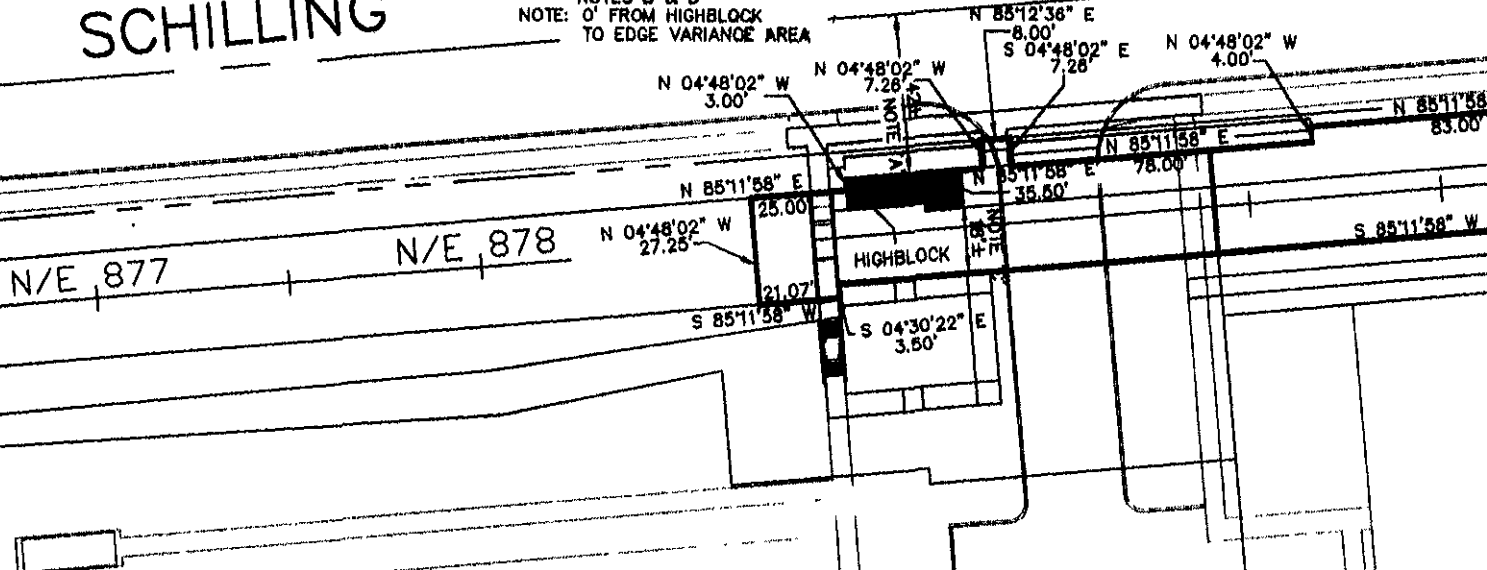
MICROFILMED

ZONED ML-1M

SCHILLING

CENTERLINE 70' RIGHT-OF-WAY SCHILLING ROAD

NOTES B & D
NOTE: 0' FROM HIGHBLOCK
TO EDGE VARIANCE AREA



NOTES:

ALL PROPERTY LINES ARE GRAPHICAL REPRESENTATIONS FROM PUBLIC RECORDS UNLESS INDICATED OTHERWISE.

ALL PROPERTY IMPACTS SHOWN HEREON ARE GRAPHICAL REPRESENTATIONS, BASED ON CURRENT DESIGN, AND AS SUCH, ARE SUBJECT TO REVISIONS AND/OR CHANGES AS DESIGN PROGRESSES.

ALL SETBACKS REQUIRING VARIANCES ARE SHOWN ON PLAT AND MENTIONED IN PETITION. WHERE OTHER SETBACKS APPEAR TO BE LESS THAN REQUIRED, THEY WILL NOT REQUIRE VARIANCE AS IT IS COMMON OWNERSHIP BEHIND OR ADJACENT TO STRUCTURE.

ZONED ML-1M

ZONING NOTES

- A. VARIANCE OF 40' IN LIEU OF THE REQUIRED 50' FROM THE CENTER OF SCHILLING ROAD.
- B. HIGHBLOCK SIDE SETBACK - 0' IN LIEU OF THE REQUIRED 30'.
- C. HIGHBLOCK REAR SETBACK- 18' IN LIEU OF THE REQUIRED 30'.
- D. HIGHBLOCK FRONT SETBACK- 0' IN LIEU OF THE REQUIRED 50'.

N/F
WESTINGHOUSE ELEC. CORP.
7058/651

LOT 21
PLAT FOUR
E.H.K.JR. 47/50
HUNT VALLEY BUS. COMM.

STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION
MASS TRANSIT ADMINISTRATION

WHITNEY
BAILEY
COX
MAGNANI

CONSULTING ENGINEER
848 FAIRMOUNT AVE.
BALTIMORE, MD 21206
410-812-4500
410-324-4100 (FAX)

CENTRAL LIGHT RAIL LINE

EIGHTH ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

1 REVISED PER EXAMINER
NO. DESCRIPTION



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 22, 1996

Mr. Jack Sturgill, Jr., Esquire
606 Baltimore Avenue
Suite 207
Towson, Maryland 21204

RE: Item No.: 343
Case No.: 96-350-A
Petitioner: Westinghouse Electric

Dear Mr. Sturgill:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 1, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 1, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for April 1, 1996
Item No. 343

The Development Plans Review Division has reviewed the subject zoning item. This development is subject to the Baltimore County Landscape Manual.

RWB:jrb

cc: File

ZONE4C

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 03/21/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 25, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 343, 344, 345, 346, 347
AND 349. \

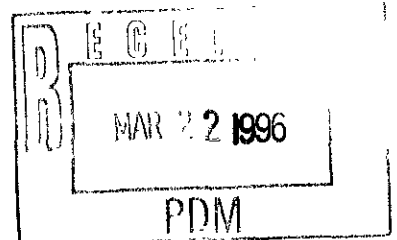
REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

MICROFILMED





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-20-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 343 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

MICROFILMED

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: March 21, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 340, (343), 346, and 349.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerna

PK/JL

PETITION PROBLEMS

#343 --- MJK

1. Need original signature for person signing for legal owner.
2. Need original signature for person signing for contract purchaser.

#344 --- JJS

1. No section numbers listed for variance on petition form.

#345 --- JRA

1. No review information completed on bottom of petition form.

#350 --- MJK

1. No telephone number for legal owner.

MICROFILMED

RE: PETITION FOR VARIANCE
101 Schilling Road, S/S Schilling Road,
250' W of c/l Pepper Road, 8th
Election District, 3rd Councilmanic

Legal Owner: Westinghouse Electric Corp.
Contract Purchaser: Mass Transit Admin.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-350-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

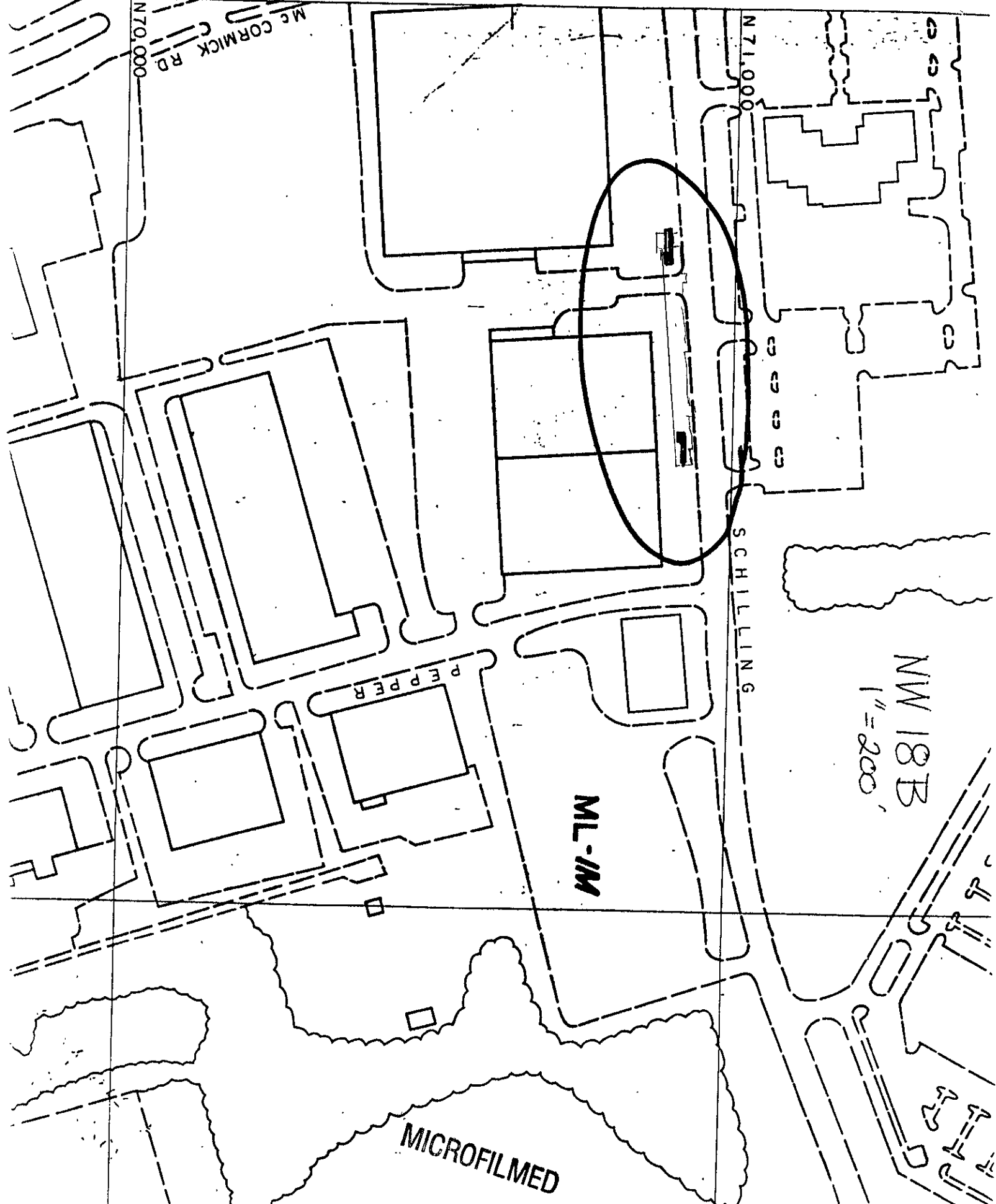
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Jack Sturgill, Jr., Esquire, 606 Baltimore Avenue, Suite 207, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

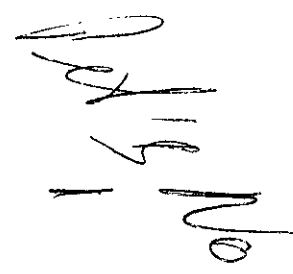
PETER MAX ZIMMERMAN

FILED



BALTIMORE CO.

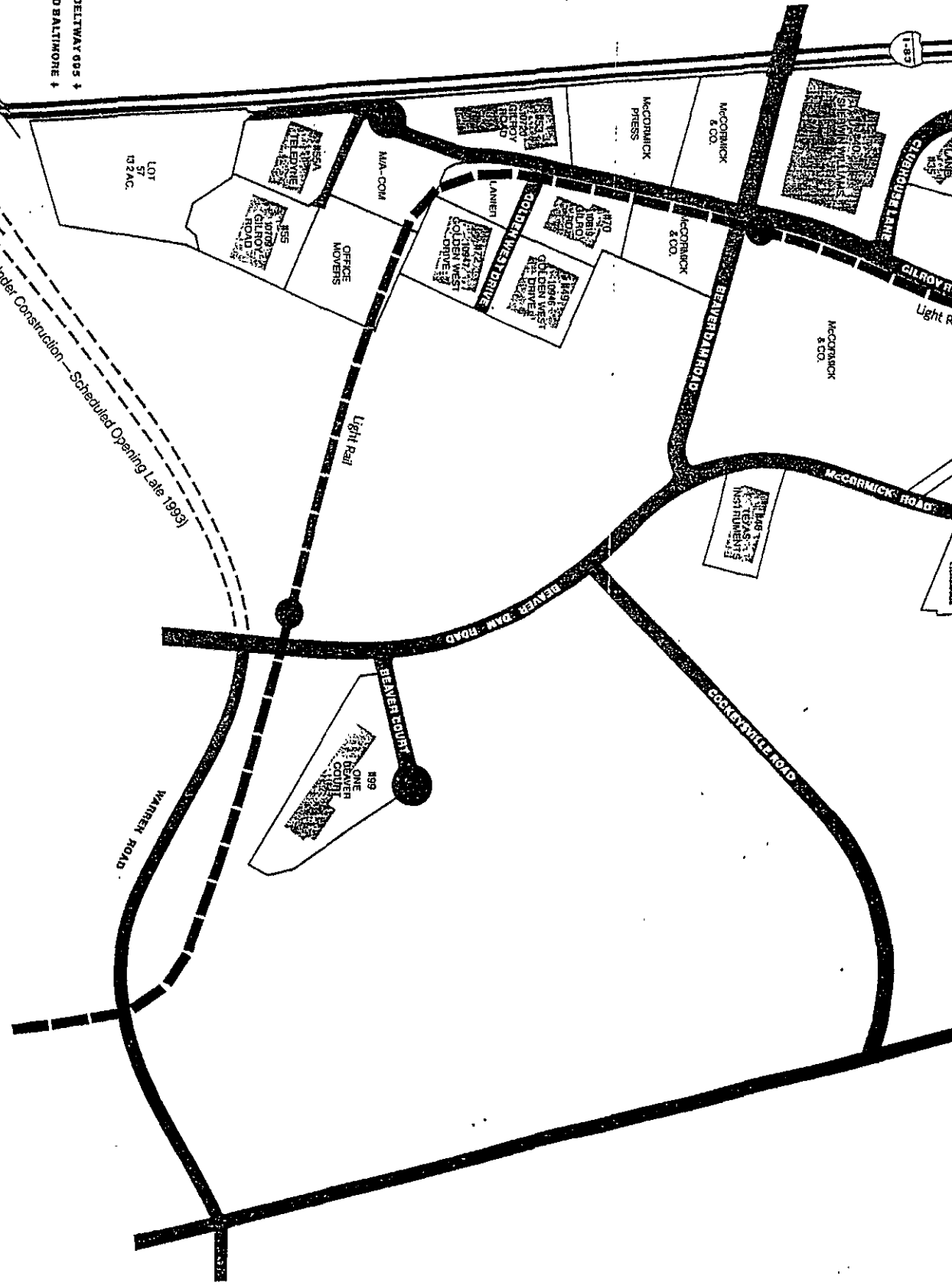
HUNTVAL
COM!





FIVE MILES TO DELTWAY 695 +
TO BALTIMORE +

(Under Construction—Scheduled Opening Late 1993)



MICROFILMED

ZONING NOTICE

Case # : 96-350-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON , MD.

PLACE : ROOM 118, OLD COURTHOUSE

TIME & DATE : MON, APR. 29, 1996 AT 9:00 A.M.

VARIANCE

TO PERMIT A SIDE SETBACK OF ZERO IN LIEU OF THE
REQUIRED 30 FEET, A REAR SETBACK OF 18 FEET IN LIEU OF
THE REQUIRED 30 FEET, A FRONT YARD SETBACK OF ZERO
FEET IN LIEU OF THE REQUIRED 25 FEET, AND A SETBACK
OF 40 FEET FROM THE CENTER OF SCHILLING ROAD IN LIEU
OF THE REQUIRED 50 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING.
CALL 887-3391 THE DAY BEFORE THE SCHEDULED HEARING DATE.

DO NOT REMOVE THIS SIGN & POST UNTIL DAY OF HEARING, UNDER PENALTY OF THE LAW.

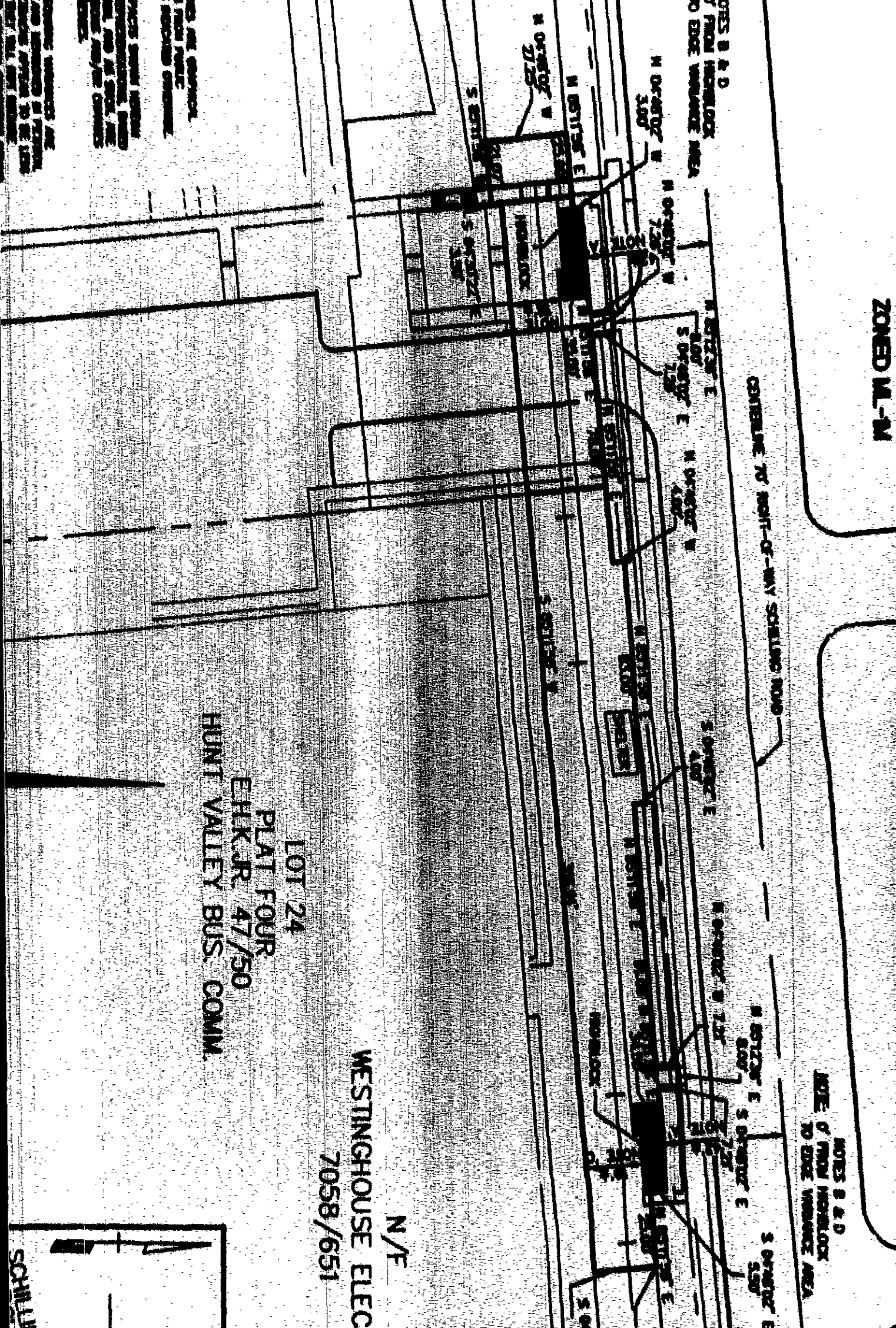
HEARINGS ARE HANDICAPPED ACCESSIBLE

ZONED M-M

NOTES B & D
NOTE OF FROM HIDELOCK
TO EDGE VARIANCE AREA

CONTINUE TO NORTH OF WAY SOLLING ROAD

NOTES B & D
FROM HIDELOCK
TO EDGE VARIANCE AREA



LOT 24
PLAT FOUR
E.H.K. JR. 47/50
HUNT VALLEY BUS. COMM.

WESTINGHOUSE ELEC
7058/651
N/F

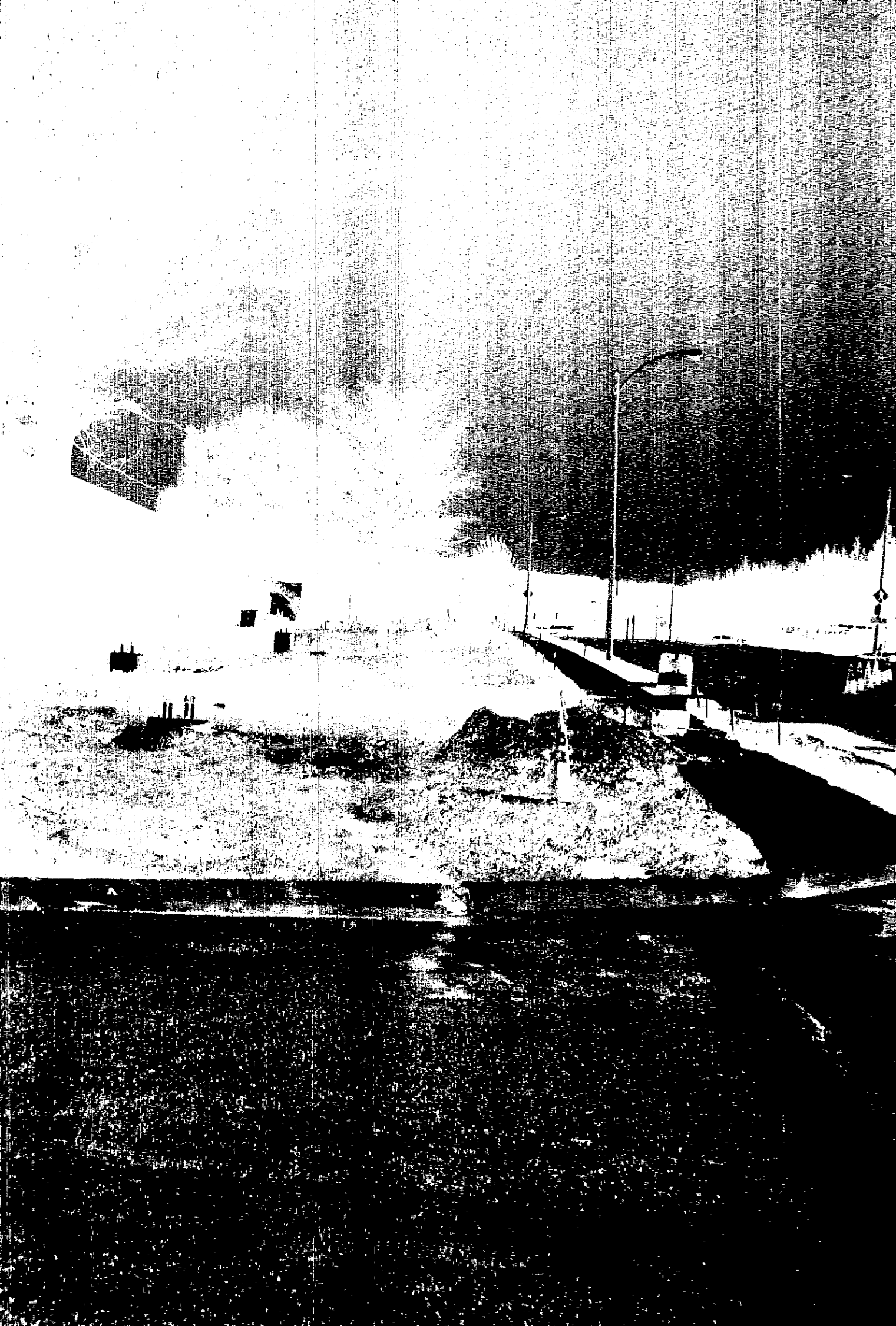
NOTES B & D
FROM HIDELOCK
TO EDGE VARIANCE AREA

SCHILLER









IN RE: PETITION FOR ZONING VARIANCE
S/S Schilling Road, 250 ft.
W of c/l of Pepper Road
101 Schilling Road
8th Election District
3rd Councilmanic District
Legal Owner: Westinghouse
Electric Corporation
Contract Purchaser: Mass
Transit Administration

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 96-350-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 101 Schilling Road in Hunt Valley. The Petition is filed by Westinghouse Electric Corporation, property owner, and Mass Transit Administration, Contract Purchaser. Variance relief is requested to modify the setback requirements contained in Section 255.1 of the Baltimore County Zoning Regulations (BCZR) as they relate to M.L. zones and Section 238.1 or 238.2 of the BCZR, as they relate to B.R. zones. Specific setback variances are requested to allow a side setback of 0 ft. in lieu of the required 30 ft.; a rear setback of 18 ft. in lieu of the required 30 ft.; a front setback of 0 ft. in lieu of the required 25 ft.; and, a setback of 40 ft. from the center of Schilling Road in lieu of the required 50 ft. The subject property and requested relief are more particularly shown on the site plan, a copy of which was submitted with the Petition. That site plan is also shown on Petitioner's Exhibit No. 2D.

Appearing at the requisite public hearing held for this case was Charles R. Jandis, Senior Real Estate Officer with the Mass Transit Administration. Also appearing from that agency was John Coard, Construction Manager. The petitioner was represented by Jack R. Sturgill, Jr., Esquire. There were no Protestants or other interested persons present.

The instant case comes before the Zoning Commissioner following a

series of similar cases considered last year. As part of its expansion of the light rail system, the MTA is acquiring and developing small parcels of land in order to construct train stations. Presently, the light rail system terminates at the Timonium Park and Ride Station on Aylesbury Road near Padonia Road. The system, which is 22 miles in length at the present time, is to be expanded by an additional five miles. A portion of the extension will be northward, from Timonium to Hunt Valley. Five new stations are proposed along the expansion.

Last year, the Petitioner filed a series of cases relating to the properties being acquired for use as stations. The subject Petition is for a new property which was not subject to a prior case, located at 101 Schilling Road.

As is the case with all light rail stops, the Petitioner proposes constructing a high block structure as shown on the site plan and on Petitioner's Exhibits 2A and 2B. These high block structures are built adjacent to the light rail tracks and are ramped so as to provide access for the disabled. In this regard, Mr. Coard indicated that the stations need be in compliance Americans with Disabilities Act, which requires handicapped accessibility. The high block stations are approximately 30 ft. long and 14 ft. wide. They are generic in nature, that is, the similar structures are in place at all existing MTA stops.

Variance relief is required in the instant case in order to construct the high block structure.

As shown on the site plan, the structures are being located to fit in to the small strip of property being acquired by the MTA from the Westinghouse Electric Corporation. Westinghouse, a tenant in the Hunt Valley Industrial Park, owns the subject property and has contracted to sell a small strip to the MTA so that the line may be extended.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the relief requested. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the BCZR) and the case law. Sufficient evidence and testimony has been produced to support a finding that the subject property is unique and that the Petitioner would suffer practical difficulty and/or unreasonable hardship if variance relief were not granted. Moreover, a grant of the variance, as requested, will not detrimentally affect surrounding properties.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of May, 1996 that a variance from Section 255.1 of the Baltimore County Zoning Regulations (BCZR), as they relate to M.L. zones and Section 238.1 or 238.2 of the BCZR, as they relate to B.R. zones, to allow a side setback of 0 ft. in lieu of the required 30 ft.; a rear setback of 18 ft., in lieu of the required 30 ft.; a front setback of 0 ft. in lieu of the required 25 ft.; and, a setback of 40 ft. from the center of Schilling Road, in lieu of the required 50 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mnn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 6, 1996

Jack R. Sturgill, Jr., Esquire
606 Baltimore Avenue
Suite 207
Towson, Maryland 21204

RE: Case No. 96-350-A
Petition for Zoning Variance
Westinghouse Electric Corp., Legal Owner
Mass Transit Administration, Contract Purchaser

Dear Mr. Sturgill:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES/mnn
att:
cc:

ORDER RECEIVED FOR FILING

By *John A. Agro, Jr.*
Date *5/11/96*

ORDER RECEIVED FOR FILING

By *John A. Agro, Jr.*
Date *5/11/96*

ORDER RECEIVED FOR FILING

By *John A. Agro, Jr.*
Date *5/11/96*

-3-

Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 101 Schilling Road
which is presently zoned ML-2D

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

ML Setbacks-Section 255.1
BR Section 238.1 or .2

SEE ATTACHED SHEET

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Highblocks are required for the handi-capped. It is impossible to meet the required setback within a right-of-way. Mobility impaired persons would experience hardship in boarding CTA without highblock. Currently, Westinghouse and the MTA are negotiating for the granting by Westinghouse of the MTA of a Right-of-Way which is the subject of this Petition. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Provided the MTA agrees to bear the expense of above variance advertising, posting, etc.

Legal Owner(s): Westinghouse Electric Corp.

Contact Person/Lease: Mass Transit Administration

John A. Agro, Jr., Administrator

6 St. Paul Street

Baltimore MD 21202

Signature: *John A. Agro, Jr.*

Address: P.O. Box 17319

Baltimore, MD 21203

City, State, Address and phone number of representative to be contacted

Christopher J. Goudreau

606 BALTIMORE AVENUE

SUITE 207

TOWSON, MARYLAND 21204

(410) 296-6485

Signature: *Christopher J. Goudreau*

Address: P.O. Box 17319

Baltimore, MD 21203

City, State, Address and phone number of representative to be contacted

Christopher J. Goudreau

606 BALTIMORE AVENUE

SUITE 207

TOWSON, MARYLAND 21204

(410) 296-6485

ESTIMATED LENGTH OF VARIANCE

the following date: 4/11/96

ALL OTHER DATE: 3/11/96

REVIEWED BY: *John A. Agro, Jr.*

DATE: 5/11/96

ADDENDUM OF PETITION FOR VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
TO THE PROPERTY LOCATED AT 101 SCHILLING ROAD

To permit setback variances as follows:

1. A side setback of 0 in lieu of the required 30 feet.
2. A rear setback of 18 feet in lieu of the required 30 feet.
3. A front yard setback of 0 in lieu of the required 25 feet.
4. A setback of 40 feet from the center of Schilling Road in lieu of the required 50 feet.

SEP 15 '95 12:23PM MTA ESTATE

P.2

WHITNEY BAILEY

COX MAGNANI

DESCRIPTION OF AREA SUBJECT TO VARIANCE PETITION
SCHILLING ROAD RAIL PASSENGER STATION
CENTRAL LIGHT RAIL LINE - HUNT VALLEY EXTENSION
MASS TRANSIT ADMINISTRATION - STATE OF MARYLAND
8th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

COMMENCING from the point formed by the intersection of the centerline of Schilling Road (70 feet wide) with the centerline of Pepper Road (50 feet wide) and running westerly at or near the centerline of Shavan Road,

(1) South 85 degrees 12 minutes 36 seconds West, 207.13 feet
thence at right angles thereto

(2) South 04 degrees 47 minutes 24 seconds East, 47.70 feet
to the true place of beginning

THENCE LEAVING SAID PLACE OF BEGINNING to describe a parcel subject to petition for variance from minimum setbacks as defined for a ML-1M zone in the Zoning Regulations of Baltimore County, Maryland and not to be used for conveyancing, running through the proposed property of the Mass Transit Administration, referring all courses and distances of this description to the meridian of the Maryland State Plane Coordinate System (NAD '83),

(1) South 04 degrees 48 minutes 02 seconds East, 21.25 feet

thence running with and binding on the outlines of the proposed property of the Mass Transit Administration the following three (3) courses and distances, viz:

(2) South 85 degrees 11 minutes 58 seconds West, 366.91 feet

(3) South 04 degrees 30 minutes 22 seconds East, 3.50 feet

(4) South 85 degrees 11 minutes 58 seconds West, 21.07 feet

thence running again through the proposed lands of the Mass Transit Administration

(5) North 04 degrees 48 minutes 02 seconds West, 27.25 feet

thence running with and binding on the outlines of the proposed property of the Mass Transit Administration the following four (4) courses and distances, viz:

(6) North 85 degrees 11 minutes 58 seconds East, 25.00 feet

(7) North 04 degrees 48 minutes 02 seconds West, 3.00 feet

SEP 15 '95 12:24

S6:51 d6s

6507-P23-017:131

PAGE:002

W3BR

SEP 15 '95 12:23PM MTA ESTATE

P.3

WHITNEY BAILEY

COX MAGNANI

(8) North 85 degrees 11 minutes 58 seconds East, 35.50 feet
(9) North 04 degrees 48 minutes 02 seconds West, 7.26 feet to intersect the southerly right-of-way line of Schilling Road (70 feet wide)

thence running with and binding on said right-of-way line and on the outlines of the proposed property of the Mass Transit Administration

(10) North 85 degrees 12 minutes 36 seconds East, 8.00 feet

thence leaving said right-of-way line and continuing to bind on the outlines of the proposed property of the Mass Transit Administration the following seven (7) courses and distances, viz:

(11) South 04 degrees 48 minutes 02 seconds East, 7.26 feet

(12) North 85 degrees 11 minutes 58 seconds East, 78.00 feet

(13) North 04 degrees 48 minutes 02 seconds West, 4.00 feet

(14) North 85 degrees 11 minutes 58 seconds East, 83.00 feet

(15) South 04 degrees 48 minutes 02 seconds East, 4.00 feet

(16) North 85 degrees 11 minutes 58 seconds East, 91.00 feet

(17) North 04 degrees 48 minutes 02 seconds West, 7.23 feet to intersect the southerly right-of-way line of Schilling Road (70 feet wide)

thence running with and binding on said right-of-way line and on the outlines of the proposed property of the Mass Transit Administration

(18) North 85 degrees 12 minutes 36 seconds East, 8.00 feet

thence leaving said right-of-way line and continuing to bind on the outlines of the proposed property of the Mass Transit Administration the following four (4) courses and distances, viz:

(19) South 04 degrees 48 minutes 02 seconds East, 7.21 feet

(20) North 85 degrees 11 minutes 58 seconds East, 34.50 feet

(21) South 04 degrees 48 minutes 02 seconds East, 5.50 feet

(22) North 85 degrees 11 minutes 58 seconds East, 25.00 feet

to the point of beginning.

CONTAINING an area of 10,688 square feet, more or less.

SEP 15 '95 12:25

S6:51 d6s

6509-P23-024:131

PAGE:003

W3BR

Post by: 4-13-96

CASE NUMBER: 96-350-A (Item 343)
101 Schilling Road
S/S Schilling Road, 250' W of c/l Pepper Road
8th Election District - 3rd Councilmanic
Legal Owner: Westinghouse Electric Corporation
Contract Purchaser: Mass Transit Administration

Variance to permit a side setback of zero in lieu of the required 30 feet, a rear setback of 18 feet in lieu of the required 30 feet, and a front yard setback of zero in lieu of the required 25 feet, and a setback of 40 feet from the center of Schilling Road in lieu of the required 50 feet.

HEARING: MONDAY, APRIL 29, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 4/14/96

Posted for: _____

Petitioner: _____

Location of property: 101 Schilling Rd

Location of Signs: _____

Remarks: _____

Posted by: _____ Date of return: _____

Number of Signs: _____

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE 96-350-A (Item 343)
101 Schilling Road
S/S Schilling Road, 250' W of c/l Pepper Road
8th Election District - 3rd Councilmanic
Legal Owner: Westinghouse Electric Corporation
Contract Purchaser: Mass Transit Administration
Variance to permit a side setback of zero in lieu of the required 30 feet, a rear setback of 18 feet in lieu of the required 30 feet, and a front yard setback of zero in lieu of the required 25 feet, and a setback of 40 feet from the center of Schilling Road in lieu of the required 50 feet.
HEARING: MONDAY, APRIL 29, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 3/28, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/28, 1996.

THE JEFFERSONIAN,

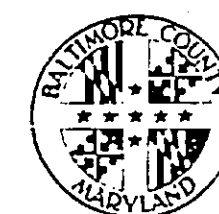
A. HARRIS
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT 96-350-A

DATE: 3/28/96 ACCOUNT: 21204
AMOUNT: \$500.00

RECEIVED FROM: _____
FOR: _____

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL EAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 343 Petitioner: Mass Transit Administration

Location: 101 Schilling Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jack Sturgill, Jr.

ADDRESS: 606 Baltimore Avenue, Suite 207

Towson, MD 21204

PHONE NUMBER: 296-6455

Printed with Soybean Ink
on Recycled Paper

TO: PUTTING PUBLISHING COMPANY
March 28, 1996 Issue - Jeffersonian

Please forward billing to:

Jack Sturgill, Jr., Esq.
606 Baltimore Avenue, Suite 207
Towson, MD 21204
296-6455

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 96-350-A (Item 343)
101 Schilling Road
S/S Schilling Road, 250' W of c/l Pepper Road
8th Election District - 3rd Councilmanic
Legal Owner: Westinghouse Electric Corporation
Contract Purchaser: Mass Transit Administration

Variance to permit a side setback of zero in lieu of the required 30 feet, a rear setback of 18 feet in lieu of the required 30 feet, a front yard setback of zero in lieu of the required 25 feet, and a setback of 40 feet from the center of Schilling Road in lieu of the required 50 feet.

HEARING: MONDAY, APRIL 29, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1996

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 96-350-A (Item 343)
101 Schilling Road
S/S Schilling Road, 250' W of c/l Pepper Road
8th Election District - 3rd Councilmanic
Legal Owner: Westinghouse Electric Corporation
Contract Purchaser: Mass Transit Administration

Variance to permit a side setback of zero in lieu of the required 30 feet, a rear setback of 18 feet in lieu of the required 30 feet, a front yard setback of zero in lieu of the required 25 feet, and a setback of 40 feet from the center of Schilling Road in lieu of the required 50 feet.

HEARING: MONDAY, APRIL 29, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Westinghouse Electric Corporation/Christopher J. Soudreau
John A. Agro, Jr./Mass Transit Administration
Jack Sturgill, Jr., Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 22, 1996

Mr. Jack Sturgill, Jr., Esquire
606 Baltimore Avenue
Suite 207
Towson, Maryland 21204

RE: Item No.: 343
Case No.: 96-350-A
Petitioner: Westinghouse Electric

Dear Mr. Sturgill:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 1, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 1, 1996

FROM: Robert M. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for April 1, 1996
Item No. 343

The Development Plans Review Division has reviewed the subject zoning item. This development is subject to the Baltimore County Landscape Manual.

RWB:jrb

cc: File

ZONE4C

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 387-4829

DATE: 03/21/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 25, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

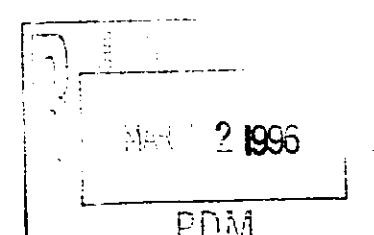
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 343, 344, 345, 346, 347 AND 349.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 343 (MTK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2256 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 21, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 340, 343, 346, and 349

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Keena*

PK/JL

ITEM340A/PZONE/ZAC1

PETITION PROBLEMS

#343 --- MJK

1. Need original signature for person signing for legal owner.
2. Need original signature for person signing for contract purchaser.

#344 --- JJS

1. No section numbers listed for variance on petition form.

#345 --- JRA

1. No review information completed on bottom of petition form.

#350 --- MJK

1. No telephone number for legal owner.

RE: PETITION FOR VARIANCE
101 Schilling Road, S/S Schilling Road,
350' W of c/f Pepper Road, 8th
Election District, 3rd Councilmanic
Legal Owner: Westinghouse Electric Corp.
Contract Purchaser: Mass Transit Admin.
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-350-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

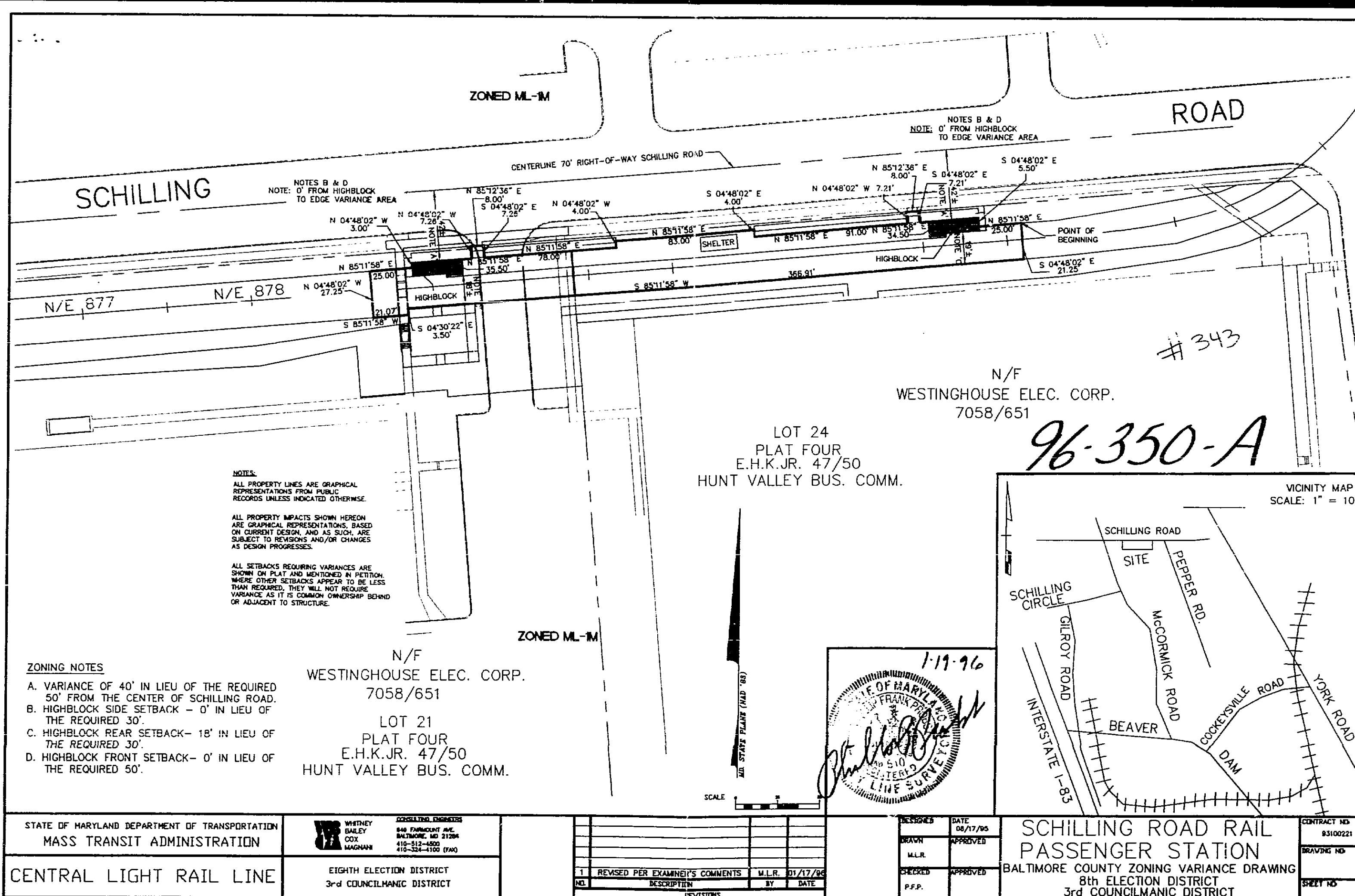
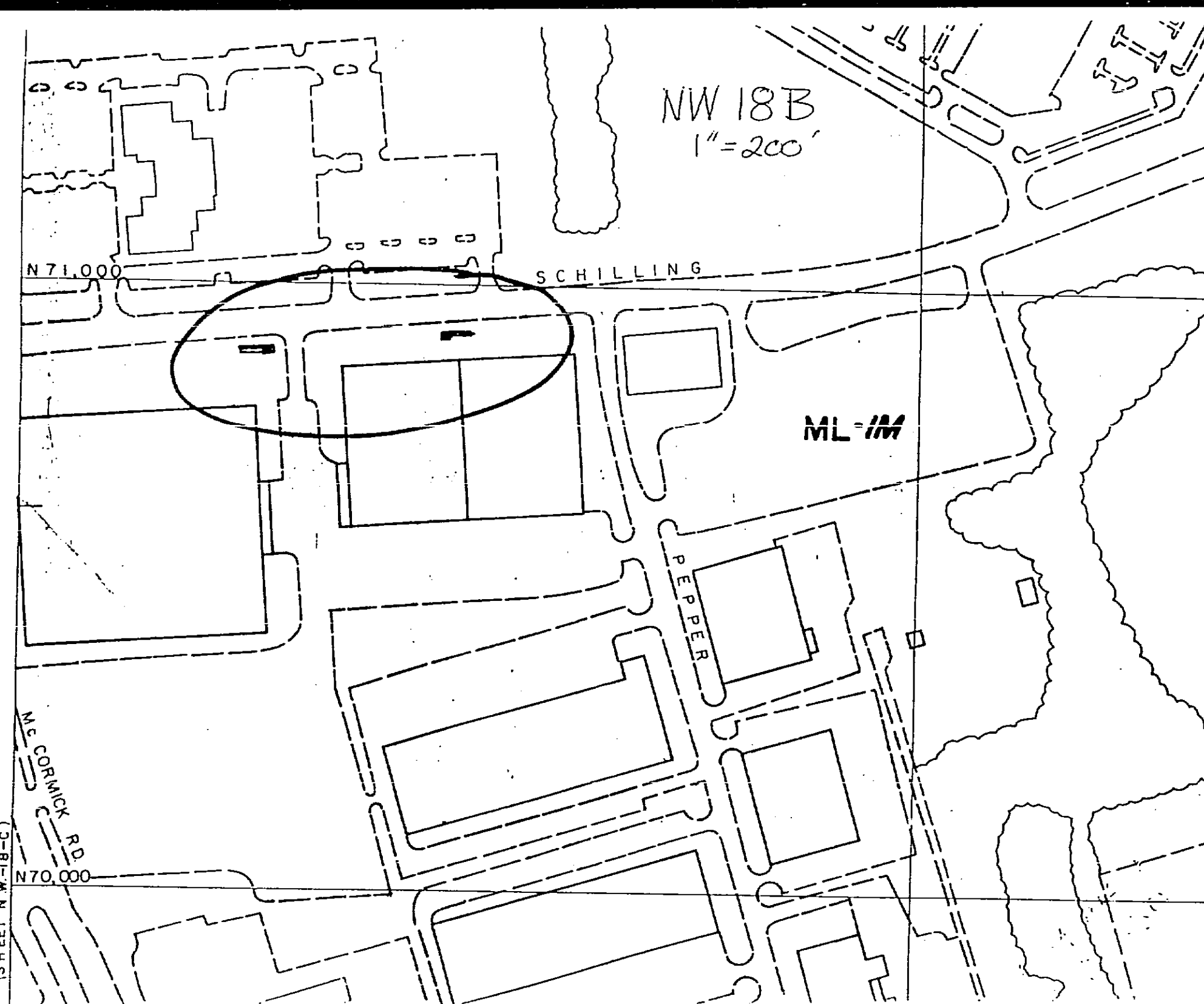
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carol S. Demillo
CAROL S. DEMILLO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Jack Sturgill, Jr., Esquire, 606 Baltimore Avenue, Suite 207, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



ZONING NOTICE

Case # : 96-350-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE : ROOM 118, OLD COURTHOUSE
TIME & DATE : MON, APR. 29, 1996 AT 9:00 A.M.

VARIANCE
TO PERMIT A SIDE SETBACK OF ZERO IN LIEU OF THE
REQUIRED 30 FEET, A REAR SETBACK OF 18 FEET IN LIEU OF
THE REQUIRED 30 FEET, A FRONT YARD SETBACK OF ZERO
FEET IN LIEU OF THE REQUIRED 25 FEET, AND A SETBACK
OF 40 FEET FROM THE CENTER OF SCHILLING ROAD IN LIEU
OF THE REQUIRED 50 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING
CALL 887-3391 THE DAY BEFORE THE SCHEDULED HEARING DATE.
DO NOT SERVICE THIS NOTICE UNTIL YOU HAVE BEEN NOTIFIED BY THE CITY
HEARINGS ARE HANDICAPPED ACCESSIBLE

